



1690 E 23rd AVE N
FREMONT, NE 68025

FOR LEASE
10,166 SF
\$8.00/SF + NNN



**CONTACT
INFORMATION**

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PROPERTY DETAILS



PRICE:

- \$8.00/SF + NNN

AVAILABLE SPACE:

- 10,166 SF

BUILDING FEATURES

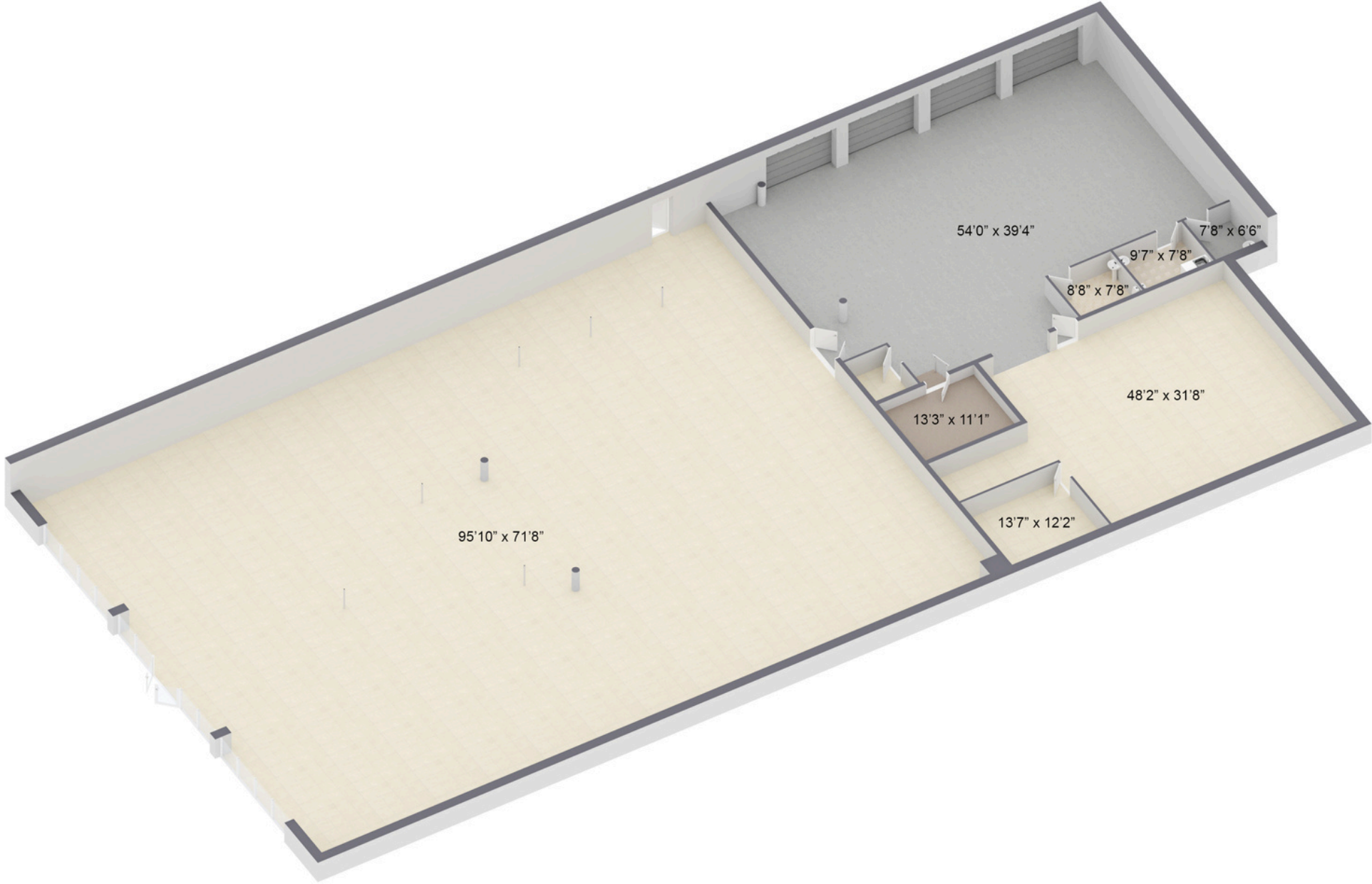
- TENANT IMPROVEMENT FUNDS AVAILABLE
- LOCATED ON HIGHLY DESIRABLE 23RD STREET.
- DAILY TRAFFIC COUNTS 18,431 IN 2025
- AMPLE PARKING
- LOW NNNs – \$2.46/SF
- OUTDOOR STORAGE AVAILABLE



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FLOOR PLAN



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PROPERTY PHOTOS

DODGE
COUNTY REALTY GROUP



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NEIGHBORS

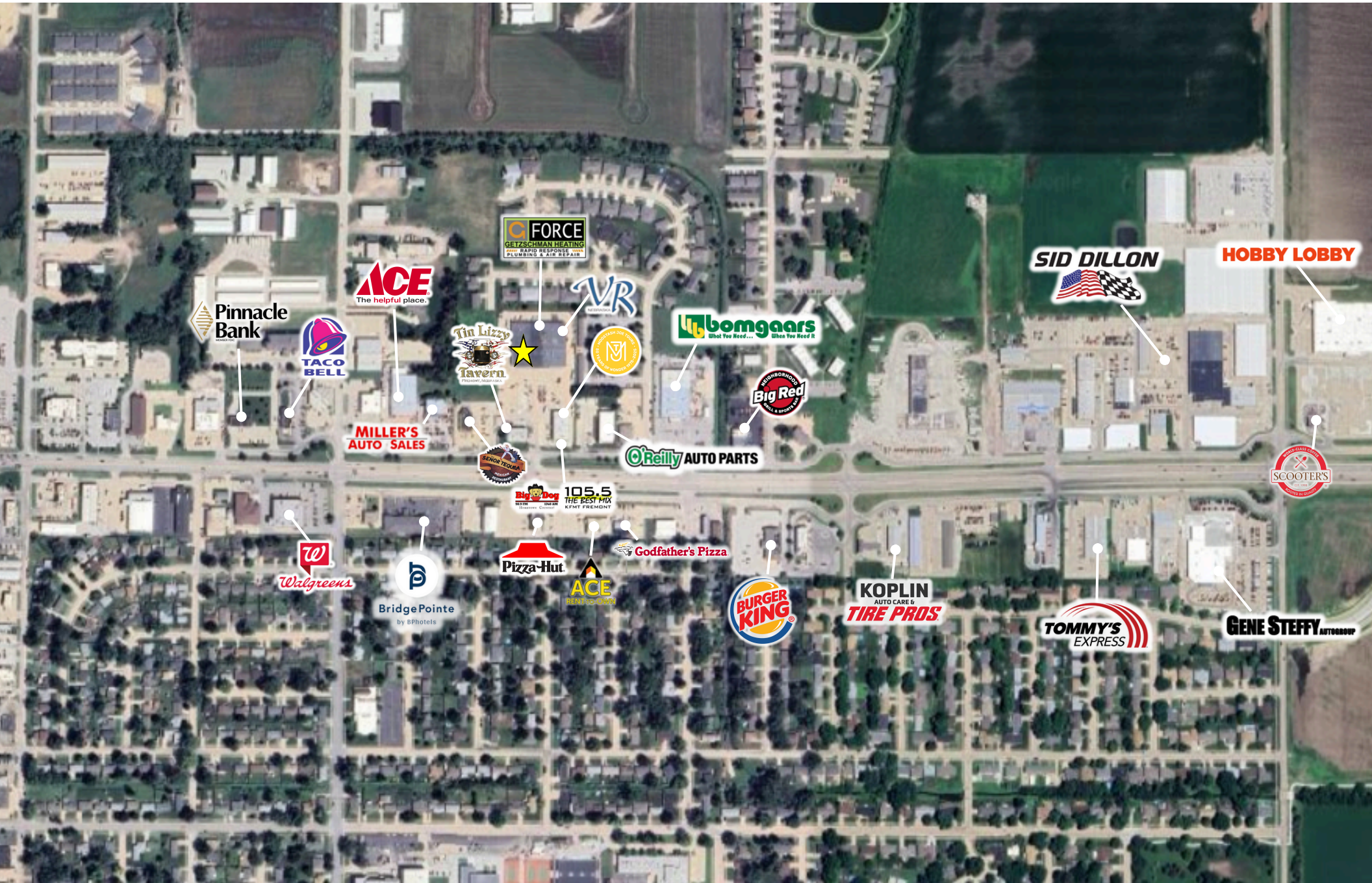
DODGE
COUNTY REALTY GROUP



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DODGE
— COUNTY REALTY GROUP —




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PLACER STATISTICS - VISITS RANKINGS

Placer.ai

**TACO BELL**


8/44 (84%)
Nebraska

1,463/7,016 (79%)
Nationwide

**ACE Hardware**


27/51 (49%)
Nebraska

2,307/4,403 (47%)
Nationwide

**O'Reilly AUTO PARTS**

11/53 (81%)
Nebraska

1,505/6,123 (75%)
Nationwide

**Walgreens**


10/55 (83%)
Nebraska

1,028/6,740 (84%)
Nationwide

**Pizza Hut**

21/61 (67%)
Nebraska

2,228/4,715 (52%)
Nationwide

**Godfather's Pizza**

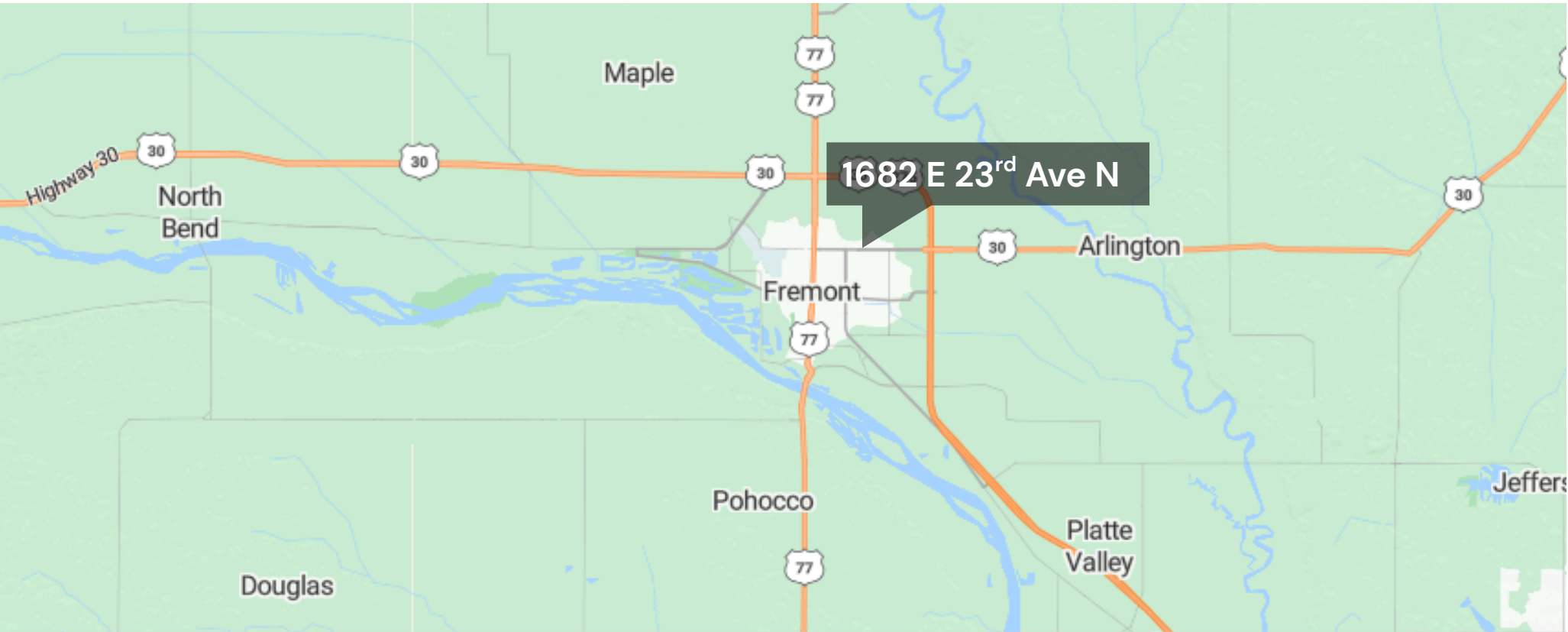
9/20 (60%)
Nebraska

48/104 (54%)
Nationwide

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DEMOGRAPHICS

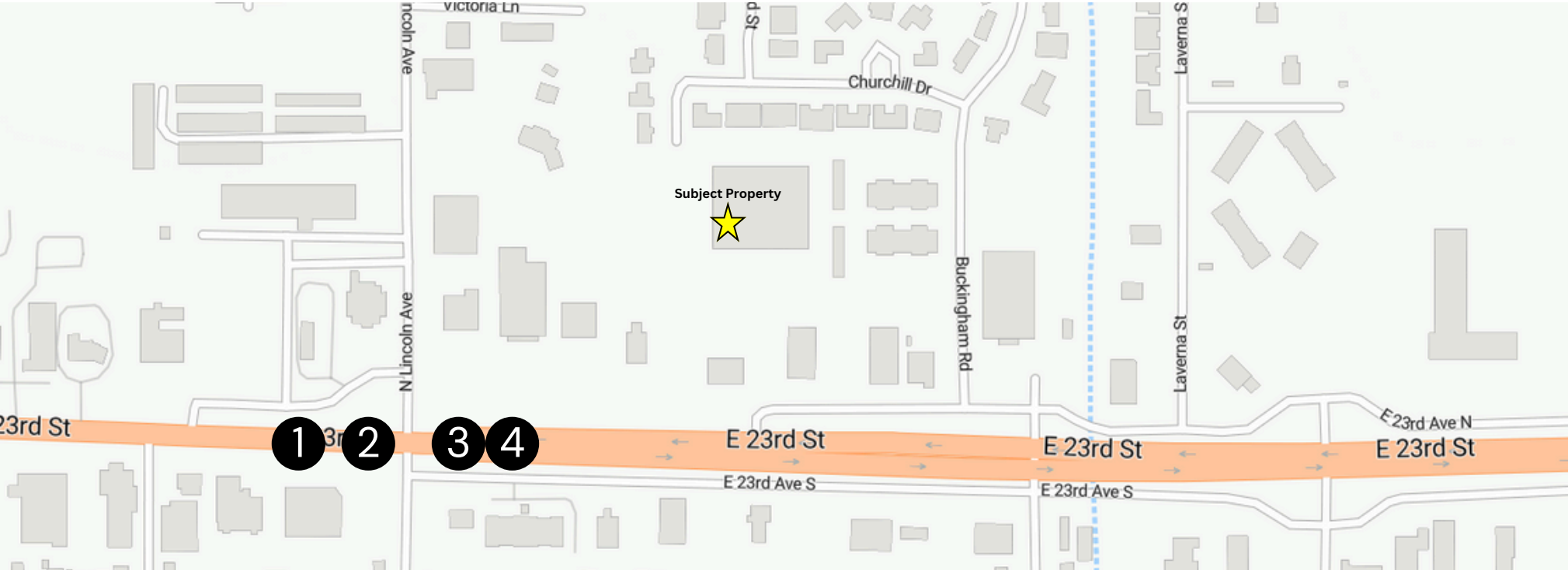


Distance from Subject:	1 Mile	3 Mile	5 Mile
2024 Population	6,775	28,359	31,047
Households	2,819	11,312	12,364
Median Age	41.8	38.3	38.8
Average HH Income	\$80,193	\$75,096	\$77,896

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TRAFFIC COUNT



Collection Street:	Cross Street - Direction	Traffic Count	Count Year	Dist from Subject
E 23rd St	N Lincoln Ave - W	18,680	2024	0.11 mi
E 23rd St	N Lincoln Ave - W	18,431	2025	0.12 mi
E 23rd St	N Lincoln Ave - E	18,337	2025	0.22 mi
E 23rd St	N Lincoln Ave - E	19,136	2024	0.23 mi

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